180.0	0007	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	877,900 / 877,900
					USE VALUE:	877,900 / 877,900
					ASSESSED:	877,900 / 877,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		GOLDEN AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MASON JEREMY & CULLEN
Owner 2:	
Owner 3:	
Street 1:	15 GOLDEN AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MORGAN DOUGLAS & KELSEY -
Owner 2:	-
Street 1:	15 GOLDEN AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .156 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1950, having primarily Vinyl Exterior and 2232 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6780.000	441,500		436,400	877,900
Total Card	0.156	441,500		436,400	877,900
Total Parcel	0.156	441,500		436,400	877,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 393.32 /Parcel: 393.32

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 122389

GIS Ref

GIS Ref

Insp Date 08/29/18

!14168!

PREVIOUS ASSESSMENT

Parcel ID: 180.0-0007-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	441,500	0	6,780.	436,400	877,900		Year end	12/23/2021
2021	101	FV	488,600	0	6,780.	436,400	925,000		Year End Roll	12/10/2020
2020	101	FV	488,600	0	6,780.	436,400	925,000	925,000	Year End Roll	12/18/2019
2019	101	FV	351,600	0	6,780.	436,400	788,000	788,000	Year End Roll	1/3/2019
2018	101	FV	339,500	0	6,780.	367,800	707,300	707,300	Year End Roll	12/20/2017
2017	101	FV	339,500	0	6,780.	336,600	676,100	676,100	Year End Roll	1/3/2017
2016	101	FV	263,500	0	6,780.	286,800	550,300	550,300	Year End	1/4/2016
2015	101	FV	257,300	0	6,780.	249,400	506,700	506,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	18:28:05

LAST REV

Date	Time
02/24/21	11:41:40
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 14168

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MORGAN DOUGLAS	1557-73	1	5/1/2020		850,000	No	No		
AMICO ANGELO A	1484-53		1/15/2016		680,000	No	No		
AMICO ANGELO A	1376-114		11/2/2009	Family	1	No	No		
RICHARDSON STEW	1358-71		8/18/2008		355,600	No	No		
ENOS DOROTHY P-	1348-10		12/10/2007	Family		No	No		
	1033-66		7/1/1987		1	No	No		A

USER DEFINED

Prior Id # 1:	122389
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/6/2012	977	Redo Bas	33,699	C				
3/23/2011	181	Addition	20,000					BUILD 2ND FLOOR

ACTIVITY INFORMATION

Date	Result	By	Name
8/5/2020	SQ Returned	JO	Jenny O
7/16/2020	SQ Mailed	MM	Mary M
8/29/2018	Inspected	BS	Barbara S
5/17/2018	MEAS&NOTICE	BS	Barbara S
3/8/2017	SQ Returned	EMK	Ellen K
8/2/2013	Measured	JBS	JOHN S
10/17/2008	Meas/Inspect	345	PATRIOT
12/21/1999	Meas/Inspect	263	PATRIOT
7/21/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6780		Sq. Ft.	Site		0	70.	0.92	7									436,380						436,400	

Total AC/HA:	0.15565	Total SF/SM:	6780	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	436,380	Spl Credit		Total:	436,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	LT GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.29338229
Const Adj.:	0.99989998
Adj $ / SQ:	181.055
Other Features:	108783
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	542437
Depreciation:	100893
Depreciated Total:	441543

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	4	Baths:	2	HB	

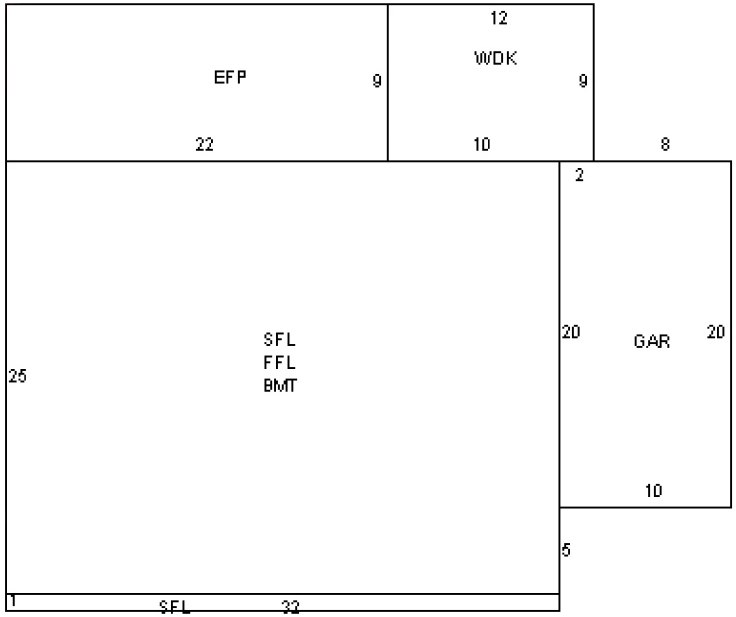
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	199.16
Special Features:	0	Val/Su Net:	150.27
Final Total:	441500	Val/Su SzAd	270.53

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	832	181.060	150,638
BMT	Basement	800	92.000	73,599
FFL	First Floor	800	181.060	144,844
GAR	Garage	200	27.500	5,499
EFP	Enclos Porch	198	40.970	8,112
WDK	Deck	108	15.260	1,648

Net Sketched Area:	2,938			Total:	384,340
Size Ad	1632	Gross Area	2938	FinArea	2232

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	75	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

180.0-0007-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	